089.0	0003	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	788,300 / 788,300
					USE VALUE:	788,300 / 788,300
					ASSESSED:	788,300 / 788,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
21		LANSDOWNE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ATLAS LINDA MEADOW--ETAL	
Owner 2:	ATLAS MICHAEL	
Owner 3:		
Street 1:	21 LANSDOWNE RD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry: / Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,644 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1930, having primarily Wood Shingle Exterior and 2178 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6644.000	353,900	900	433,500	788,300
Total Card	0.153	353,900	900	433,500	788,300
Total Parcel	0.153	353,900	900	433,500	788,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 361.94 | /Parcel: 361.9

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 089.0-0003-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	354,000	900	6,644.	433,500	788,400	788,400	Year End Roll	12/18/2019
2019	101	FV	261,700	1100	6,644.	439,700	702,500	702,500	Year End Roll	1/3/2019
2018	101	FV	261,700	1100	6,644.	328,200	591,000	591,000	Year End Roll	12/20/2017
2017	101	FV	261,700	1100	6,644.	297,300	560,100	560,100	Year End Roll	1/3/2017
2016	101	FV	261,700	1100	6,644.	284,900	547,700	547,700	Year End	1/4/2016
2015	101	FV	254,900	1100	6,644.	241,500	497,500	497,500	Year End Roll	12/11/2014
2014	101	FV	254,900	1100	6,644.	229,100	485,100	485,100	Year End Roll	12/16/2013
2013	101	FV	254,900	1100	6,644.	218,000	474,000	474,000		12/13/2012

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 7213

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	13788-210		9/1/1979		68,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/30/2014	1284	Re-Roof	10,650		9/30/2014			Strip and re-roof.
2/19/2013	220	Manual	2,287	C				
4/6/1996	110		70,000	C				2 ST ADD 12X18

ACTIVITY INFORMATION

Date	Result	By	Name
11/7/2018	Meas/Inspect	CC	Chris C
5/23/2013	Info Fm Prmt	EMK	Ellen K
3/30/2009	Measured	345	PATRIOT
1/24/2000	Measured	163	PATRIOT
8/2/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6644		Sq. Ft.	Site		0	70.	0.93	5									433,524						433,500	

Total AC/HA: 0.15253 | Total SF/SM: 6644 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 433,524 | Spl Credit | Total: 433,500

USER DEFINED

User Acct	56352
GIS Ref	
GIS Ref	
Insp Date	11/07/18
!7213!	
Prior Id # 1:	56352
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PRINT

Date	Time
12/10/20	21:52:37

LAST REV

Date	Time
07/17/19	10:19:54
apro	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.13209367
Const Adj.:	0.98990101
Adj $ / SQ:	140.083
Other Features:	91000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	434805
Depreciation:	80874
Depreciated Total:	353931

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

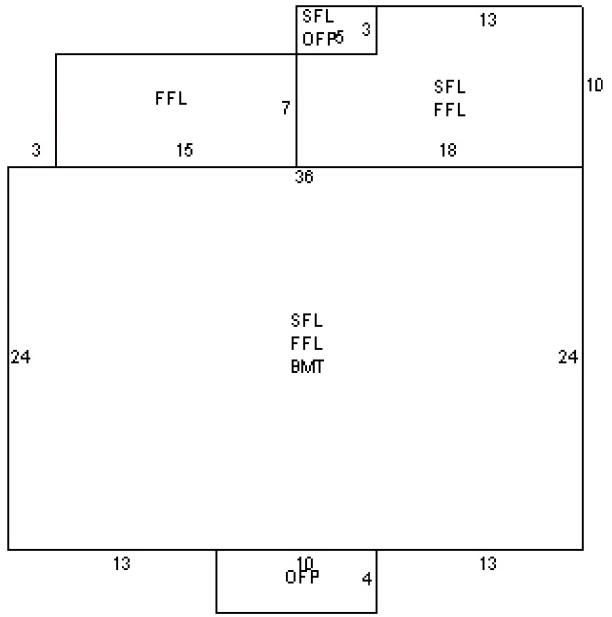
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	140.08
Special Features:	0	Val/Su Net:	114.27
Final Total:	353900	Val/Su SzAd	162.49

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,134	140.080	158,854
SFL	Second Floor	1,044	140.080	146,246
BMT	Basement	864	42.020	36,309
OFP	Open Porch	55	43.560	2,396

Net Sketched Area:	3,097	Total:	343,805
Size Ad	2178	Gross Are	3097	FinArea	2178
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 089.0-0003-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	18X18	A	AV	1996	3.41	T	18.4	101			900			900

More:	N	Total Yard Items:	900	Total Special Featues:		Total:	900

IMAGE

AssessPro Patriot Properties, Inc